



Capital Project Management

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Date: September 6, 2017
To: Tourism Advisory Task Force
From: Gary Meyer, Senior Project Manager
Subject: Proposed scope change to Downtown Connectivity Planning

Due to recent development activity in downtown Scottsdale, staff is requesting a change in the scope of work with Holly Street Studio. As shown in the attached update, we are proposing to remove several items under the heading of "Civic Center Mall Pedestrian Connections":

- Design work has been proceeding under separate contract for the area near Scottsdale Stadium in conjunction with the Stadium Master Plan.
- Marshall Way improvements south of Indian School are already under construction.
- Main Street improvements are funded in the current fiscal year. Design will be proceeding under separate contract. It is anticipated that Second Street and Marshall Way north of Indian School will be handled similarly in future years.

This allows us to shift focus onto the next identified phase in the northeast quadrant of downtown - including the Entertainment District and the area near the Arizona Canal, north of Camelback Road. By focusing on the public space opportunities in these areas, the City can be proactive in our planning.

Staff is proposing to shift \$30,000 of remaining funds in the current Holly Street contract toward planning for the northeast quadrant.



**HOLLY STREET
STUDIO**
ARCHITECTS

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Gary Meyer, RA, LEED AP
Senior Project Manager
City of Scottsdale | Capital Project Management
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Rev 30 August 2017
5 January 2017
1 December 2016
29 November 2016

RE: City of Scottsdale – Downtown Connectivity Phase 2

Dear Mr. Meyer

Per your request Holly Street Studio Architects is pleased to submit a proposal for professional services for the conceptual study related to Downtown Connectivity. The following attachments describe Project Description, Professional Services, Schedule, Construction Budget and Compensation.

Please let us know if you have any comments/corrections or if you need additional information from HSS or our consultants. We look forward to working with the City of Scottsdale toward successful completion of this project.

Sincerely,

Diane Reicher Jacobs, AIA
Holly Street Studio Architects

attachments:

Scope of Work
Area of Work

City of Scottsdale | Downtown Connectivity | Phase 2

Attachment A | Scope of Work

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Holly Street Studio, LLC [HSS] is pleased to submit the following scope of work as Attachment A to the Contract between HSS and the City of Scottsdale [CoS] for the continued study of Downtown Connectivity. The following describes Project Description, Professional Services, Schedule, Construction Budget and Compensation.

project description / scope of services

Beginning in early 2016, City of Scottsdale staff and the Tourism Advisory Task Force [TATF] and Holly Street Studio have been exploring the activation of Downtown Scottsdale through development ideas for the connectivity of City-owned parcels. As a continuation of that effort, CoS has requested that HSS continue to develop the conceptual ideas that were presented at the April 27th 2016 TATF and the November 14th 2016 City Council Meeting. The following areas are to be designed in support of the City's expressed commitment to walkability, connection and activation of spaces within the Downtown Core.

- **Waterfront, 'Canal Convergence' Park**
Design public space in support of private development of the area along Arizona Canal from Goldwater Boulevard to Scottsdale Road, including the canal bank and an adjacent public plaza. Develop design parameters for CoS improvements, in conjunction with possible Public Private Partnerships.
- **Goldwater Curve, 'Loloma Park'**
Design public space in support of private development for the public parcels around Scottsdale Museum of the West [SMoW] and the Artist School, including former Transit Facility. Develop design parameters for CoS RFP to be issued toward the selection of a Private Development Entity in keeping with City's Goals stated above.
- **Civic Center Mall Pedestrian Connections**
Provide design input as required by roadway/pedestrian improvement design teams for the following areas.
 - East side of Drinkwater Boulevard between Civic Center Mall and Scottsdale Stadium
 - Second Street from Civic Center Mall to Loloma Park
 - Main Street from Civic Center Mall to Valley Ho Resort
 - Marshall Way from Loloma Park to Canal Convergence Park
- **Entertainment Area + North East Quadrant**
Design public space in support of private development for the public parcels connecting to and around the canal, including the north / south connection on North 75th Street and the east / west connection along East Highland Avenue.

The effort will be in conjunction with other planning projects, initiated by CoS, including: Civic Center Improvement Projects, possible land acquisitions/sales, potential adjacent private developments, Downtown Economic Feasibility Study, Stadium Master Plan. Potential effort includes:

- **Research / Data Collection**
Existing Conditions, including zoning, land use info.
Photo Documentation.
Precedent Study.
Site Analysis.
- **Project Definition**
Set Vision, Area of Influence, potential program elements and Specific Site Area.
Gather input from Transportation, Planning, Streets, DRB, Historic and Community and Economic Development.
Review / provide input to parallel CoS efforts including street scape improvements, street lighting, sidewalks, etc.
Develop conceptual site plans for each area.
- **Presentations**

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Attachment A | Scope of Work

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Potential presentations to CoS Council TATF + TDC + SCC + Planning Commission + Parks Commission + other outreach as maybe beneficial to the project.

- **Deliverables**

It is anticipated that a Conceptual Site Plan be developed for each of the areas.

specialty consultants

cost-estimating

project schedule

The process is schedule to run thru Summer Fall 2017. The team will develop a detail project schedule based on the Scope of Work.

construction budget

A rough order of magnitude for the construction budget will be determined during the project definition phase.

compensation

HSS and our consultants will provide professional services for the work included in the scope at our hourly rates with a not to exceed maximum fee of \$135,000. It anticipated that the fees will be broken down as follows:

- Planning and Design \$115,000
 - ~~Allowance for Cost Estimating~~ ~~\$10,000~~
 - Allowance for Civil Engineering Consulting \$10,000
 - Allowance for reimbursables \$10,000
- [some printing can be charged directly to CoS's account at Thomas Reprographics]

reimbursable allowance

Any out-of-pocket expenses [reimbursables] provided for in the best interest of the project by HSS [i.e.: blueprints, photography, CADD plots, photocopies, binding, courier services, mailing, travel and long distance charges]. All reimbursables [except millage] will have a 1.1 multiplier and are not to exceed the amount shown on Attachment B.1"

point of contact

Diane Jacobs, AIA will be the main point of contact for all communication between HSS and CoS.

Gary Meyer, RA will be the main point of contact for all communication between CoS and HSS.

additional services

HSS will not undertake any additional services without written authorization from CoS. Per our Annual Contract with CoS additional services will be billed at the following rates unless otherwise negotiated. Refer to attachments for hourly rates for Floor Associates and Rider Levett Bucknall:

- Principal's time at the fixed rate of \$153.12 per hour.
- Project Manager's time at the fixed rate of \$129.36 per hour.
- Project Architect's time at the fixed rate of \$110.88 per hour.
- Design Architect's time at the fixed rate of \$100.32 per hour.
- CADD Technician's time at the fixed rate of \$66.00 per hour.
- Administrative Assistant's time at the fixed rate of \$52.80 per hour.

fee adjustment

If the project scope, budget or schedule changes (either an increase or decrease) the two parties will negotiate an appropriate adjustment to the contract.

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Attachment A | Scope of Work

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exclusions

The following services that may be required for project completion, are excluded from HSS's scope of work:

- structural, mep engineering
- utilities
- geotechnical / soils report / alta survey
- specialty systems - security, audio visual, t/d, cable, etc...
- hazardous materials id and abatement
- professional renderings or model
- economic feasibility analysis [CoS under separate contract with CLS for this work]
- regional drainage analysis
- traffic studies design development and construction documents
- construction administration / special inspection

project team

Architects | Project Lead

Holly Street Studio

Diane R. Jacobs, AIA Principal in Charge

Michael E. Jacobs, AIA Design Lead

Landscape Architects

Floor Associates

Kris Floor, FASLA

Chris Brown FASLA

Cost Control

Rider Levett Bucknall

Scott Macpherson

Civil Engineers / Survey

Adrian Carvajal, PE

Dibble Engineers

